



Ellergreaves Farm Sandybrook



Ellergeaves Farm, Spend Lane, Sandybrook, Ashbourne, Derbyshire, DE6 2AR

A lovely extended farmhouse occupying an idyllic rural location with double garage, stables and land extending to 1.2 acres in all.

The four bedroom accommodation has been extended over time and provides four delightful reception rooms to the ground floor.

The site provides a good level of privacy accessed from Spend Lane and the Tissington Trail which is elevated to the rear. Just 2 miles from the historic market town of Ashbourne or the picturesque villages of Thorpe and Mappleton

No Chain

Viewing essential to appreciate the truly stunning location of the property and layout of the accommodation



Accommodation

Open Plan Kitchen / Dining Room

6.84m x 4.99m (22'5" x 16'4")

Kitchen Area

Matching Kitchen wall and base units with rolled edge work surface over, inset sink and drainer, fridge freezer space. Central island with base units, wine rack and granite worktop with integrated electric hob and oven, steps lead up to Study.

Dining Room

Lovely light formal dining space with feature log burning stove having exposed brick surround and timber lintel with raised tiled hearth, stairs case leading to first floor level, double glazed double doors leading out to Conservatory, internal access door to Boiler/Boot Room, steps leading up to Lounge through internal access door.

Conservatory

3.42m x 3.02m (11'2" x 9'11")

Double glazed Conservatory with tiled floor and access door to rear. .

Lounge

5.38m x 3.69m (17'7" x 12'1")

Double glazed window to front, feature stone fire place with electric fire, radiator, door to rear providing external access, tiled floor, double glazed windows overlooking rear garden, internal access door to Family Room.

Family Room

3.83m x 3.73m (12'6" x 12'6")

Double glazed window to rear, laminate floor, radiator, fireplace with raised stone hearth.

Study

Double doors providing access to side patio, radiator, tiled floor, double glazed window to front.

Boiler/Boot Room

2.44m x 2.08m (8' x 6'10")

Providing useful boot and hanging storage with water supply, central heating boiler, window to front and tiled floor, internal access door to Shower Room

Shower Room

Having been refitted with three piece shower suite and plumbing for washing machine, Shower suite comprises separate tiled shower cubicle with shower over, low flush WC, pedestal wash hand basin, double glazed window to front, tiled floor.



First Floor

Landing

Exposed beams to ceiling, radiator, internal access doors to all first floor rooms.

Bedroom One

3.86m x 3.73m (12'7" x 12'3")

Double glazed window to front, radiator.

Bedroom Two

3.93m x 2.70m (12'11" x 8'10")

Double glazed window, exposed beams to ceiling, radiator.

Bedroom Three

3.83m x 2.71m (12'6" x 8'10")

Double glazed window, radiator.

Bedroom Four

2.71m x 1.83m (8'10" x 6')

Double glazed window, radiator..

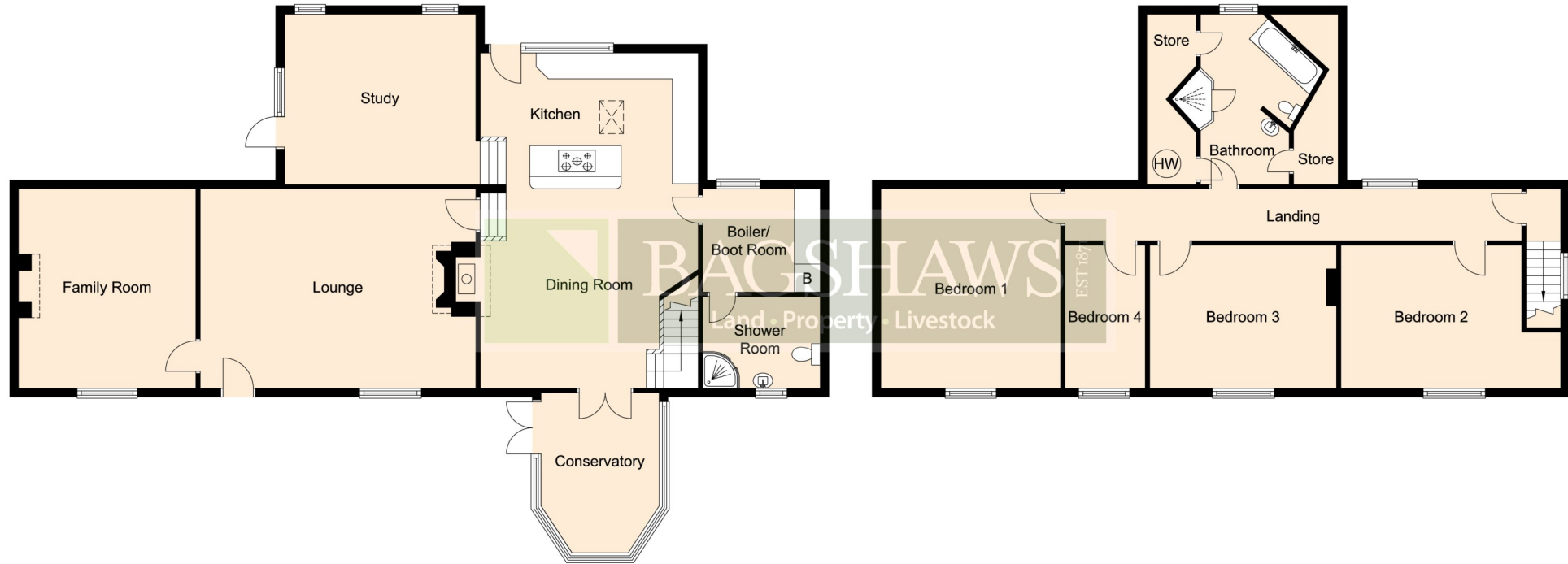
Family Bathroom

Four piece refitted Bathroom suite comprising; bath with central mounted taps, low flush WC, separate shower cubicle with over head shower, heated towel rails, pedestal wash hand basin, two storage cupboards, airing cupboard and solar control. Obscured glazed window.



Ground Floor

First Floor



Ellergreaves Farm, Spend Lane, Ashbourne DE6 2AR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

Outside

The property is accessed from Spend Lane along a tarmacadam driveway leading to the hardstanding for several vehicles and access to Double Garage.

Double Garage

With roller shutter vehicular access doors, power, lighting and useful loft storage space.

Workshop

Situated to the rear of the double garage with pedestrian access door.

Detached Stable Block

Timber two bay stable block with concrete yard having post and rail fencing. Each loose box have separate stable door access. The Stable is nicely situated within the land and provides direct access to the fields with gated access through the field leading to the stables.

Gardens

The gardens are predominantly lawned with a paved patio seating area to the immediate rear and elevated adjacent to the stable with ornamental flower beds and shrubs. The large lawn area is enclosed by hedge and fencing with a variety of trees interspersed. 5 bar gated access to the land.

Land

Grassland paddock to the west of the property enclosed by post and rail fencing and bordered to the west boundary by part to a retaining wall adjacent to the Tissington trail. There is gated access to the paddock from the driveway which in turn leads to the stable yard and detached timber stable block.



General Remarks

Tenure and Possession

The property is sold Freehold with vacant possession.

Services

Mains electricity. Oil Fired Central heating. Bore hole water supply. Private Drainage.

Fixtures & Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Local Authority and Council Tax Band

Derbyshire Dales District Council, Town Hall, Matlock, Derbyshire, DE4 3NN. T: 01629 761 100. Council Tax band F.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

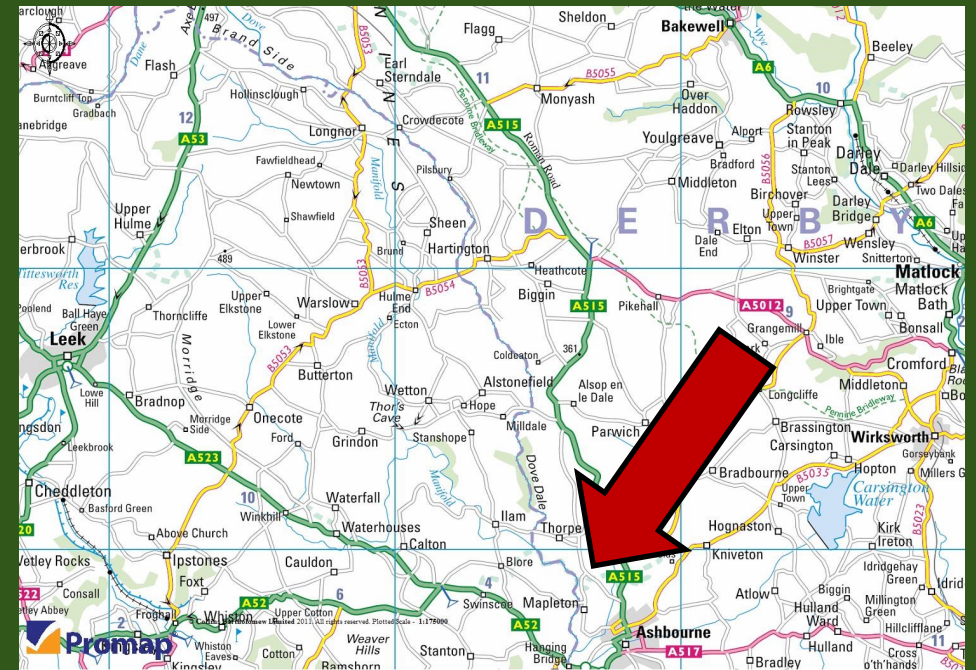
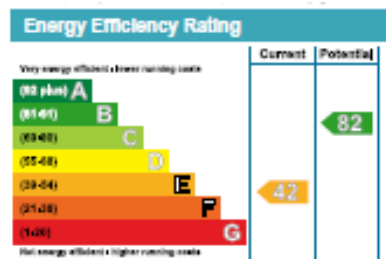
Viewing

Strictly by appointment through the Ashbourne Office of the sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Directions

From the Ashbourne office—Proceed to the traffic lights and go straight ahead onto St John Street, as road branches to the left take this road and proceed uphill passed the market place and remain on the A515 toward Buxton going out of Ashbourne. After about a mile take the left hand turn towards Thorpe onto Spend Lane. Proceed on this road going over the bridge and as the road leads uphill the property can be found on the left hand side clearly identified by the Bagshaws for Sale board.

EPC



Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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